

PORT OF CENTRALIA

SEPA THRESHOLD DETERMINATION

FINAL

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The proposed project will develop an 8,160 square foot building containing office and unheated warehouse space on a 1.40 acre parcel located in the Port of Centralia's Industrial Park 1. As part of the project, new paved parking, storm drainage facilities, utility extensions, fencing and landscaping improvements will be constructed on the site.

Applicant: WhoDat Towers

Location of proposal, including street address, if any: The proposed project site is located at the southeast quadrant of the intersection of Mahoney Drive and Southworth Lane in the Port of Centralia's Industrial Park 1 within the City of Centralia, WA. The subject property is tax parcel number 021902001022. The site is in Section 1, Township 14N, Range 03W. The site is zoned "Port Master Plan."

Lead agency: Port of Centralia

Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, and after considering mitigation measures required by existing laws and regulations that will be implemented as part of the subsequent Port of Centralia site plan reviews, City of Centralia review process and other agency approvals. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request to the Port of Centralia at 3808 Galvin Road, Centralia, Washington 98531.

The lead agency for this proposal has determined that the following mitigation measures are necessary to issue a Determination of Non-Significance for the proposal.

MITIGATION MEASURES

1. All other required state and federal permits and approvals shall be obtained, including NDPES permits and air quality permits for clearing and grading in excess of 5,000 square feet.
2. Any expansion of planned facilities (beyond what is described above) shall be subject to supplemental environmental review.
3. All development shall conform to the applicable requirements of the Port of Centralia Master Plan and of the City of Centralia zoning code, engineering standards and adopted building and energy codes.

4. If any archaeological artifacts are found during construction activities, the developer shall immediately halt work in the area and contact DAHP, the Chehalis Tribe, the Cowlitz Tribe, and all appropriate county, state and federal agencies. The developer shall implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; take reasonable steps to ensure the confidentiality of the discovery site; and, take reasonable steps to restrict access to the site of discovery.

Notes:

- A. This finding is based on review the following documents submitted by the Applicant: SEPA Environmental Checklist dated July 11, 2018; Archaeological Survey and Inventory, prepared by Lower Columbia Research & Archaeology, dated June 28, 2018; Phase I Conceptual Site Plan, Conceptual Master Plan, and Conceptual Floor Plan and Cross Sections, dated June 21, 2018; and additional documents on file.
- B. Issuance of this threshold determination does not constitute approval of the proposal for construction. This proposal will require review and approval by the Port of Centralia and the City of Centralia and will be reviewed for compliance with all applicable plans and codes which regulate development activities. This proposal will also require approvals by other agencies as listed in the SEPA environmental checklist. These approvals and requirements are not inclusive, as some approvals and code requirements can only be confirmed and/or reviewed upon submittal of construction permits.


There is a 14 day comment period for this MDNS.

There is no comment period for this MDNS.

Responsible official: Kyle W. Heaton
Position/title: Executive Director of Port of Centralia
Phone: (360) 736-3527
Fax: (360) 330-5666
Address: 3508 Galvin Road, Centralia, WA 98531

Date: August 10, 2018

Signature



- You may appeal this determination to the Port of Centralia Responsible Official at 3508 Galvin Road, Centralia, Washington 98531 no later than August 24, 2018 by mail received by that date or by personal delivery. You should be prepared to make specific factual objections. Contact Erin Maloney at the Port of Centralia at emaloney@portofcentralia.com for a copy of Resolution 06-05 addressing the procedures for SEPA appeals.